

UNITED STATES DISTRICT COURT
DISTRICT OF MASSACHUSETTS

UNITED STATES OF AMERICA)
)
vs.) NO. 04-30046 MAP
)
ANTHONY MATOS)

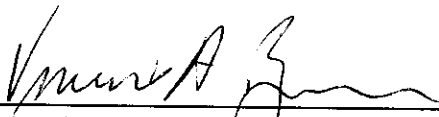
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OCT 27 AM 10:27
U.S. DISTRICT COURT
DISTRICT OF MASS

**DEFENDANT'S MOTION TO RECONSIDER ORDER
OF DETENTION**

Now comes the defendant, by and through counsel, and moves this Honorable Court for a reconsideration of its previous order of detention dated September 23, 2004, and as his basis, therefore, asserts that there are changed circumstances which warrant a reconsideration of this Court's initial order including but not limited to; the defendant's employment, residence, probation status, and correction of his criminal record, as well as the defendant's proposed conditions of release as more fully set forth in the attachments to this motion.

WHEREFORE, the defendant requests this Court grant him a reconsideration of its original order.

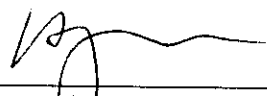
THE DEFENDANT

BY: 

Vincent A. Bongiorni, Esq.
95 State Street, Suite 309
Springfield, MA. 01103
(413) 732-0222
BBO #049040

CERTIFICATE OF SERVICE

I, Vincent A. Bongiorni, Esq., hereby certify that a copy of the foregoing Defendant's Motion To Reconsider Order of Detention and Proposed Conditions of Release were served this 25th day of October, 2004, by mailing a copy first class mail, postage prepaid to Assistant United States Attorney William Welch, Esq., 1550 Main Street, Springfield, MA 01103.



Vincent A. Bongiorni, Esq.

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UNITED STATES DISTRICT COURT
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vs.) NO. 04-30046 MAP
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ANTHONY MATOS)

PROPOSED CONDITIONS OF RELEASE

The defendant proposes the following conditions of release:

1. Posting of a \$250,000 security bond secured by three parcels of real estate: Parcel (1) the marital residence of his mother, Mary Silvano located at 99 Meadow Road, East Longmeadow. (A copy of the deed, appraisal and present mortgage balance is attached as Exhibit A)
2. The marital residence of Mario and Amanda Santaniello at 1085 Sumner Avenue, Springfield, MA. (A copy of the deed and present appraisal is attached as Exhibit B. This property has no mortgage balance.
3. The marital residence of Gina and Larry Hanna located at 19 Mulberry Lane, Somers, Connecticut. (A copy of the deed and present mortgage balance is attached as Exhibit C).

The net equities in the proposed properties is equal to the full amount of the surety bond and exceeds \$250,000.

The defendant will maintain full time employment, have a 10:00 p.m. curfew and be monitored in the Elmo Program.

Hampden Registry of Deeds
RG300R 10/04/04 14:23:23

Donald E. Ashe
Page 1

P U B L I C I N Q U I R Y

Documents Dated 05-10-2002 thru 00-00-0000

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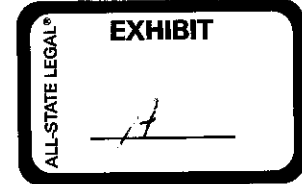
Book: 12319-293 Recorded: 05-10-2002 @ 1:53:42p Inst #: 39826 Chg:N Vfy:N

Grp: 1 Type: MORTGAGE
Desc: LOT 150 37/105

Doc\$: 153,000.00

Town: EAST LONGMEADOW Addr: 99 MEADOW RD

Gtor: SILVANO PETER M (&O)
Gtor: SILVANO MARY C (&O)
Gtee: NEW CENTURY MORTGAGE CORP



Return addr: NEW CENTURY MORTGAGE CORP
18400 VON KARMAN SUITE 1000
IRVINE, CA 92612

Recording Fee: 32.00 State excise: .00 Surcharge: 20.00

Bk 12319 Pg 291 #39825
05-10-2002 @ 01:53p

DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Mary C. Silvano, of 99 Meadow Road, East Longmeadow, Hampden County, Massachusetts

for consideration less than \$100.00

grant to Peter M. Silvano, of 99 Meadow Road, East Longmeadow, Hampden County, Massachusetts,

with quitclaim covenants,

Certain real estate situated in East Longmeadow, Hampden County, Massachusetts, being known and designated as Lot No. 150 as shown on a plan of lots recorded in Hampden County Registry of Deeds in Book of Plans 37, Page 105, said lot being bounded and described as follows:

WESTERLY by Meadow Road, one hundred thirty (130) feet;
NORTHERLY by land of owner unknown, one hundred thirty and 4/100 (130.04) feet;
EASTERLY by Lot No. 137 as shown on said plan, and land of owner unknown, one hundred thirty and 21/100 (130.02) feet; and
SOUTHERLY by Lot No. 151 as shown on said plan, one hundred twenty-seven and 52/100 (127.52) feet.

Said premises are conveyed subject to restrictive covenants in an instrument dated November 21, 1946 and recorded with said Registry of Deeds in Book 1843, Page 54, and to further restrictions that no lot will be subdivided during the lifetime of Wilfred O. Worthing and Margaret B. Worthing without written consent.

Said premises are also conveyed subject to pole and line rights of Worcester County Electric Company et al under instrument dated August 23, 1951 and recorded with said Registry of Deeds in Book 2134, Page 381.

Being the same premises conveyed to the grantee and grantor herein by deed of Patricia G. Baker dated August 31, 1985 and recorded in Hampden County Registry of Deed in Book 9235, Page 273.

Witness my hand and seal this 6th day of May, 2002.

Donna L. Marling

Mary C. Silvano
Mary C. Silvano

99 MEADOW RD EAST LONGMEADOW

10/04/2004 14:16

4137488454

BANKNORTH MORT SPFLD

PAGE 06/16

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

Appraiser: <u>SILVANO, PETER</u>		Company: <u>CONANT APPRAISAL GROUP</u>	
Property Address: <u>BRAMSADOWN RD</u>		City: <u>EAST LONGMEADOW</u>	
County: <u>HAMDEN</u>		State: <u>MA</u>	
Lender: <u>BANKNORTH MORTGAGE GROUP</u>		File No: <u>01024-1336</u>	

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), the Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

☒ **PURPOSE & FUNCTION OF APPRAISAL**

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a Federally related transaction.

☒ **EXTENT OF APPRAISAL PROCESS**

☒ The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and analysis of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the report and along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.

☐ The Reproduction Cost is based on N/A DUE TO THE AGE OF THE SUBJECT supplemented by the appraiser's knowledge of the local market.

☐ Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of sales and/or abstraction of site values from sales of improved properties.

☒ The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful for this reason; the Income Approach was not used.

☐ The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.

☐ For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

☒ **SUBJECT PROPERTY OFFERING INFORMATION**

According to MULTIPLE LISTING SERVICE

- ☒ has not been offered for sale in the past 30 days. _____ the subject property.
- ☐ is currently offered for sale for \$ _____
- ☐ was offered for sale within the past 30 days for \$ _____
- ☐ Offering information was considered in the final reconciliation of value.
- ☐ Offering information was not considered in the final reconciliation of value.
- ☐ Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

☒ **SALES HISTORY OF SUBJECT PROPERTY**

According to BANKERS AND TRADESMAN / ABSTRACTS RECORDS

- ☒ has not transacted in the past twelve months. _____ the subject property.
- ☐ has transacted in the past twelve months. _____
- ☒ has transacted in the past thirty-six months. _____
- ☐ has transacted in the past thirty-six months. _____
- All prior sales which have occurred in the past twelve months are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sale Price	Document #	Seller	Buyer
5-0-02	130		SILVANO, MARY	SILVANO, PETER

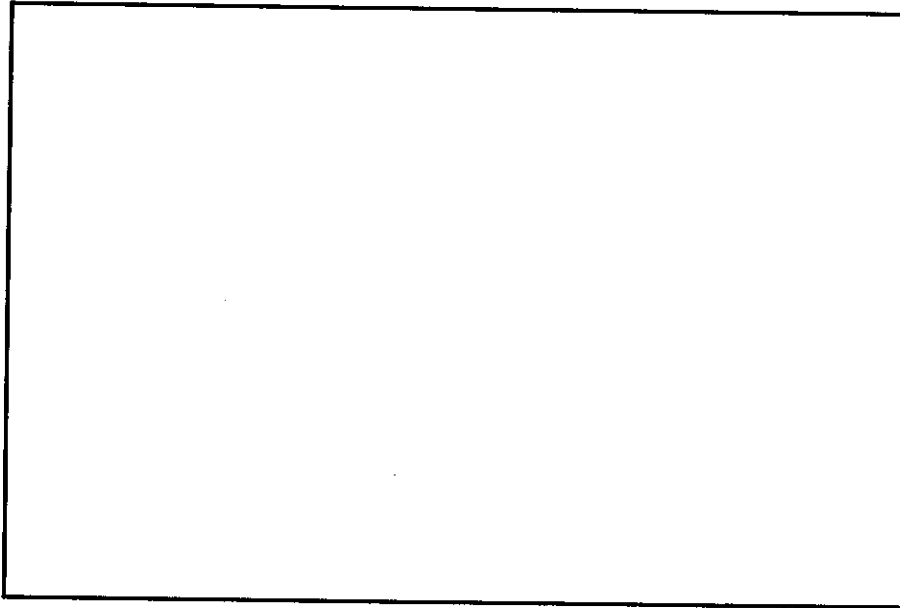
☒ **FEMA FLOOD HAZARD DATA**

- ☒ Subject property is located in a FEMA Special Flood Hazard Area.
- ☐ Subject property is located in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Panel #	Map Date	Name of Community
C	2601380006B	8-16-1978	EAST LONGMEADOW

- ☐ The community does not participate in the National Flood Insurance Program.
- ☒ The community does participate in the National Flood Insurance Program.
- ☐ It is covered by a regular program.
- ☐ It is covered by an emergency program.

COPY



APPRAISAL OF REAL PROPERTY

LOCATED AT:

1083-1085 SUMNER AVENUE
SPRINGFIELD, MA 01118

FOR:

JOANNA SANTANIELLO
42 JESTINA CIRCLE
LUDLOW, MA 01056

AS OF:

OCTOBER 21, 2004

BY:

CONNIE BEGLEY, MA CERT 352

Connie Begley Real Estate Appraisers

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	1083-1085 SUMNER AVENUE
	Legal Description	DEED BOOK 3470, PAGE 186, 11/6/69; MSA 8000
	City	SPRINGFIELD
	County	HAMPDEN
	State	MA
	Zip Code	01118
	Census Tract	8025
	Map Reference	891
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower / Client	N/A
	Lender	JOANNA SANTANIELLO
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,503
	Price per Square Foot	\$
	Location	AVERAGE/BUSY
	Age	80 YEARS
	Condition	AVERAGE/GOOD
	Total Rooms	12
	Bedrooms	5
	Baths	2
APPRAISER	Appraiser	CONNIE BEGLEY
	Date of Appraised Value	OCTOBER 21, 2004
VALUE	Final Estimate of Value	\$ 192,000

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 2838

Property Description Property Address 1083-1085 SUMNER AVENUE City SPRINGFIELD State MA Zip Code 01118 Legal Description DEED BOOK 3470, PAGE 186, 11/6/69; MSA 8000 Assessor's Parcel No. 112800323 Tax Year 2004 R.E. Taxes \$ 2,098.40 Special Assessments \$ 0.00 Borrower N/A Current Owner MARIO & ARMANDINA SANTANIELLO Occupant: <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant Property rights appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold Project Type <input type="checkbox"/> PUD <input type="checkbox"/> Condominium (HUD/VA only) HOA \$ /Mo. Neighborhood or Project Name EAST FOREST PARK Map Reference 891 Census Tract 8025 Sale Price \$ N/A Date of Sale N/A Description and \$ amount of loan charges/concessions to be paid by seller N/A Lender/Client JOANNA SANTANIELLO Address 42 JUSTINA CIRCLE, LUDLOW, MA 01056 Appraiser CONNIE BEGLEY Address 82 MAIN STREET, WEST SPRINGFIELD, MA 01089																																																																																																																																																																																																																																																			
SUBJECT Location <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply Marketing time <input checked="" type="checkbox"/> Under 3 mos. <input type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos. Predominant occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vac. (over 5%) Single family housing PRICE \$ (000) AGE (yrs) Present land use % 75 Low NEW One family 93 275+ High 120+ 2-4 family 5 Predominant Commercial 1 150 60+ To:	Land use change <input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely <input type="checkbox"/> In process																																																																																																																																																																																																																																																		
NEIGHBORHOOD Note: Race and the racial composition of the neighborhood are not appraisal factors. Neighborhood boundaries and characteristics: BOUNDED NORTHERLY BY ROOSEVELT AVENUE AND SOUTH BRANCH PARKWAY, EASTERLY BY BRADLEY ROAD, SOUTHERLY BY TOWN OF EAST LONGMEADOW AND WESTERLY BY ISLAND POND ROAD AND RAILROAD TRACKS. Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): THE MARKET AREA, LOCATED IN THE EAST FOREST PARK SECTION OF SPRINGFIELD, IS MAINLY DEVELOPED WITH SINGLE-FAMILY DWELLINGS OF COMPARABLE STYLES AND AGES. THE PROXIMITY TO EMPLOYMENT, SHOPPING, SCHOOLS AND OTHER CITY AMENITIES IS RATED GOOD. THERE ARE FOUR SCHOOLS LOCATED IN THE MARKET AREA INCLUDING TWO PUBLIC GRADE SCHOOLS. SUMNER AVENUE, A MAIN ARTERY IN SPRINGFIELD, PROVIDES ACCESS TO INTERSTATE 91 FOR COMMUTERS. THE EAST FOREST PARK MARKET AREA OFFERS GOOD MARKET APPEAL FOR THE CITY OF SPRINGFIELD. THE SUBJECT PROPERTY IS LOCATED IN A POCKET OF THE NEIGHBORHOOD MIXED WITH SINGLE AND TWO-FAMILY DWELLINGS. Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): THE MARKETING TIME FOR THE NEIGHBORHOOD IS ESTIMATED TO BE UNDER THREE MONTHS FOR MARKET SUPPORTED LISTINGS. SALES AND FINANCING CONCESSIONS ARE NOT PREVALENT IN MARKETPLACE. THERE ARE 53 ACTIVE MLS LISTINGS OF SINGLE-FAMILY DWELLINGS LOCATED IN THE EAST FOREST PARK SECTION OF SPRINGFIELD. THEY RANGE IN LIST PRICE FROM \$109,900 TO \$279,900. THERE IS ONE ACTIVE LISTING OF A TWO-FAMILY DWELLING FOR \$172,500.																																																																																																																																																																																																																																																			
PUD Project information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Approximate total number of units in the subject project _____ Approximate total number of units for sale in the subject project _____ Describe common elements and recreational facilities: _____																																																																																																																																																																																																																																																			
SITE Dimensions 50' X 100' X 50' X 100' Site area .11 ACRES Corner Lot <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Specific zoning classification and description RESIDENCE B; 1 & 2-FAMILY, 6,000-8,000 SF., 14-18 AC. Zoning compliance <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain) _____ Utilities Public Other Off-site Improvements Type Public Private Electricity <input checked="" type="checkbox"/> Street ASPHALT <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb/gutter GRANITE <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sidewalk CONCRETE <input checked="" type="checkbox"/> Sanitary sewer <input checked="" type="checkbox"/> Street lights ELECTRIC <input checked="" type="checkbox"/> Storm sewer <input checked="" type="checkbox"/> Alley NONE <input type="checkbox"/> Topography LEVEL AT STREET Size AVERAGE Shape RECTANGLE Drainage APPEARS ADEQUATE View AVERAGE Landscaping GOOD Driveway Surface ASPHALT Apparent easements UTILITIES FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Zone X Map Date 6/17/91 FEMA Map No. 2501500008B	Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): NO KNOWN ADVERSE EASEMENTS OR ENCROACHMENTS. THE SITE IS FENCED IN AND IS WELL LANDSCAPED WITH VEGETABLE, FRUIT AND FLOWER GARDENS. THE SITE IS GRANDFATHERED, CURRENT RESIDENCE B ZONING REQUIRES 8,000 SF./18 ACRES FOR 2-FAMILY USE.																																																																																																																																																																																																																																																		
DESCRIPTION OF IMPROVEMENTS <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">GENERAL DESCRIPTION</th> <th colspan="2">EXTERIOR DESCRIPTION</th> <th colspan="2">FOUNDATION</th> <th colspan="2">BASEMENT</th> <th colspan="2">INSULATION</th> </tr> <tr> <td>No. of Units</td> <td>2</td> <td>Foundation</td> <td>C. BLOCK</td> <td>Slab</td> <td>NONE</td> <td>Area Sq. Ft.</td> <td>1,251</td> <td>Roof</td> <td><input type="checkbox"/></td> </tr> <tr> <td>No. of Stories</td> <td>2.5</td> <td>Exterior Walls</td> <td>ALUMINUM</td> <td>Crawl Space</td> <td>NONE</td> <td>% Finished</td> <td>25</td> <td>Ceiling</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Type (Det./Att.)</td> <td>DETACHED</td> <td>Roof Surface</td> <td>ASPHALT SH.</td> <td>Basement</td> <td>FULL</td> <td>Ceiling</td> <td>SUSPEND.</td> <td>Walls</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Design (Style)</td> <td>2-FAM. COL.</td> <td>Gutters & Dwnspts.</td> <td>ALUMINUM</td> <td>Sump Pump</td> <td>NONE</td> <td>Walls</td> <td>DRY & PANEL</td> <td>Floor</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Existing/Proposed</td> <td>EXISTING</td> <td>Window Type</td> <td>MIXED</td> <td>Dampness</td> <td>NO SIGN</td> <td>Floor</td> <td>C.TILE</td> <td>None</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Age (Yrs.)</td> <td>80</td> <td>Storm/Screens</td> <td>YES</td> <td>Settlement</td> <td>NO SIGN</td> <td>Outside Entry</td> <td>YES</td> <td>Unknown</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Effective Age (Yrs.)</td> <td>20+</td> <td>Manufactured House</td> <td>NO</td> <td>Infestation</td> <td>NO SIGN</td> <td>WALK-UP</td> <td></td> <td></td> <td></td> </tr> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="12">ROOMS</th> <th>Area Sq. Ft.</th> </tr> <tr> <th></th> <th>Foyer</th> <th>Living</th> <th>Dining</th> <th>Kitchen</th> <th>Den</th> <th>Family Rm.</th> <th>Rec. Rm.</th> <th>Bedrooms</th> <th># Baths</th> <th>Laundry</th> <th>Other</th> <th></th> </tr> <tr> <td>Basement</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>AREA</td> <td></td> <td>1,251</td> </tr> <tr> <td>Level 1</td> <td></td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td></td> <td></td> <td>2</td> <td>1</td> <td></td> <td></td> <td>1,279</td> </tr> <tr> <td>Level 2</td> <td></td> <td>1</td> <td>1</td> <td>1</td> <td></td> <td></td> <td></td> <td>3</td> <td>1</td> <td>KIT.</td> <td></td> <td>1,224</td> </tr> </table> <p>Finished area above grade contains: 12 Rooms; 5 Bedroom(s); 2 Bath(s); 2,503 Square Feet of Gross Living Area</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">INTERIOR</th> <th colspan="2">HEATING</th> <th colspan="2">KITCHEN EQUIP.</th> <th colspan="2">ATTIC</th> <th colspan="2">AMENITIES</th> <th colspan="2">CAR STORAGE</th> </tr> <tr> <td>Floors</td> <td>CT,VIN,WW,HWD/AV-GD</td> <td>Type</td> <td>STEAM</td> <td>Refrigerator</td> <td><input type="checkbox"/></td> <td>None</td> <td><input type="checkbox"/></td> <td>Fireplace(s) #</td> <td>NONE</td> <td>None</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Walls</td> <td>PLAST,DRY,PAN/AVG.</td> <td>Fuel</td> <td>GAS</td> <td>Range/Oven</td> <td><input type="checkbox"/></td> <td>Stairs</td> <td><input checked="" type="checkbox"/></td> <td>Patio</td> <td>NONE</td> <td>Garage</td> <td># of cars</td> </tr> <tr> <td>Trim/Finish</td> <td>WOOD/AVERAGE</td> <td>Condition</td> <td>AVERAGE</td> <td>Disposal</td> <td><input checked="" type="checkbox"/></td> <td>Drop Stair</td> <td><input type="checkbox"/></td> <td>Deck</td> <td>NONE</td> <td>Attached</td> <td></td> </tr> <tr> <td>Bath Floor</td> <td>C.TILE/AVG-GOOD</td> <td>COOLING</td> <td></td> <td>Dishwasher</td> <td><input checked="" type="checkbox"/></td> <td>Scuttle</td> <td><input type="checkbox"/></td> <td>Porch</td> <td>FIVE</td> <td>Detached</td> <td>2</td> </tr> <tr> <td>Bath Wainscot</td> <td>C.TILE/AVG-GOOD</td> <td>Central</td> <td>NONE</td> <td>Fan/Hood</td> <td><input checked="" type="checkbox"/></td> <td>Floor</td> <td><input type="checkbox"/></td> <td>Fence</td> <td>YES</td> <td>Built-In</td> <td></td> </tr> <tr> <td>Doors</td> <td>MIXED/AVERAGE</td> <td>Other</td> <td>NONE</td> <td>Microwave</td> <td><input type="checkbox"/></td> <td>Heated</td> <td><input type="checkbox"/></td> <td>Pool</td> <td>NONE</td> <td>Carport</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Condition</td> <td>N/A</td> <td>Washer/Dryer</td> <td><input type="checkbox"/></td> <td>Finished</td> <td><input type="checkbox"/></td> <td></td> <td></td> <td>Driveway</td> <td>2</td> </tr> </table>		GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION		No. of Units	2	Foundation	C. BLOCK	Slab	NONE	Area Sq. Ft.	1,251	Roof	<input type="checkbox"/>	No. of Stories	2.5	Exterior Walls	ALUMINUM	Crawl Space	NONE	% Finished	25	Ceiling	<input checked="" type="checkbox"/>	Type (Det./Att.)	DETACHED	Roof Surface	ASPHALT SH.	Basement	FULL	Ceiling	SUSPEND.	Walls	<input type="checkbox"/>	Design (Style)	2-FAM. COL.	Gutters & Dwnspts.	ALUMINUM	Sump Pump	NONE	Walls	DRY & PANEL	Floor	<input type="checkbox"/>	Existing/Proposed	EXISTING	Window Type	MIXED	Dampness	NO SIGN	Floor	C.TILE	None	<input type="checkbox"/>	Age (Yrs.)	80	Storm/Screens	YES	Settlement	NO SIGN	Outside Entry	YES	Unknown	<input type="checkbox"/>	Effective Age (Yrs.)	20+	Manufactured House	NO	Infestation	NO SIGN	WALK-UP				ROOMS												Area Sq. Ft.		Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other		Basement										AREA		1,251	Level 1		1	1	1	1			2	1			1,279	Level 2		1	1	1				3	1	KIT.		1,224	INTERIOR		HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE		Floors	CT,VIN,WW,HWD/AV-GD	Type	STEAM	Refrigerator	<input type="checkbox"/>	None	<input type="checkbox"/>	Fireplace(s) #	NONE	None	<input type="checkbox"/>	Walls	PLAST,DRY,PAN/AVG.	Fuel	GAS	Range/Oven	<input type="checkbox"/>	Stairs	<input checked="" type="checkbox"/>	Patio	NONE	Garage	# of cars	Trim/Finish	WOOD/AVERAGE	Condition	AVERAGE	Disposal	<input checked="" type="checkbox"/>	Drop Stair	<input type="checkbox"/>	Deck	NONE	Attached		Bath Floor	C.TILE/AVG-GOOD	COOLING		Dishwasher	<input checked="" type="checkbox"/>	Scuttle	<input type="checkbox"/>	Porch	FIVE	Detached	2	Bath Wainscot	C.TILE/AVG-GOOD	Central	NONE	Fan/Hood	<input checked="" type="checkbox"/>	Floor	<input type="checkbox"/>	Fence	YES	Built-In		Doors	MIXED/AVERAGE	Other	NONE	Microwave	<input type="checkbox"/>	Heated	<input type="checkbox"/>	Pool	NONE	Carport				Condition	N/A	Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>			Driveway	2	COMMENTS Additional features (special energy efficient items, etc.): 35 YEAR OWNER OCCUPIED 2-FAMILY WITH 6/6 ROOM UNITS. THE KITCHENS AND BATHS ARE UPDATED. THE FIRST FLOOR HAS AN OPEN CONTEMPORARY LAYOUT. NEW FIRST FLOOR DECKING ON FRONT PORCH. Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: THE QUALITY OF CONSTRUCTION IS RATED AVERAGE/GOOD. THE DWELLING AND SITE IMPROVEMENTS EXHIBIT GOOD MAINTENANCE. THE PROPERTY CONDITION IS REFLECTIVE OF THE OWNER OCCUPANCY IN COMPARISON TO INVESTOR OWNED 2-FAMILY DWELLINGS IN MARKET. Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: NONE NOTED. ASBESTOS HEATING SYSTEMS ARE TYPICAL IN MARKET AREA. THE DWELLING MAY CONTAIN LEAD PAINT SINCE IT WAS BUILT PRIOR TO 1978.
GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION																																																																																																																																																																																																																																											
No. of Units	2	Foundation	C. BLOCK	Slab	NONE	Area Sq. Ft.	1,251	Roof	<input type="checkbox"/>																																																																																																																																																																																																																																										
No. of Stories	2.5	Exterior Walls	ALUMINUM	Crawl Space	NONE	% Finished	25	Ceiling	<input checked="" type="checkbox"/>																																																																																																																																																																																																																																										
Type (Det./Att.)	DETACHED	Roof Surface	ASPHALT SH.	Basement	FULL	Ceiling	SUSPEND.	Walls	<input type="checkbox"/>																																																																																																																																																																																																																																										
Design (Style)	2-FAM. COL.	Gutters & Dwnspts.	ALUMINUM	Sump Pump	NONE	Walls	DRY & PANEL	Floor	<input type="checkbox"/>																																																																																																																																																																																																																																										
Existing/Proposed	EXISTING	Window Type	MIXED	Dampness	NO SIGN	Floor	C.TILE	None	<input type="checkbox"/>																																																																																																																																																																																																																																										
Age (Yrs.)	80	Storm/Screens	YES	Settlement	NO SIGN	Outside Entry	YES	Unknown	<input type="checkbox"/>																																																																																																																																																																																																																																										
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	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other																																																																																																																																																																																																																																								
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Level 1		1	1	1	1			2	1			1,279																																																																																																																																																																																																																																							
Level 2		1	1	1				3	1	KIT.		1,224																																																																																																																																																																																																																																							
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Floors	CT,VIN,WW,HWD/AV-GD	Type	STEAM	Refrigerator	<input type="checkbox"/>	None	<input type="checkbox"/>	Fireplace(s) #	NONE	None	<input type="checkbox"/>																																																																																																																																																																																																																																								
Walls	PLAST,DRY,PAN/AVG.	Fuel	GAS	Range/Oven	<input type="checkbox"/>	Stairs	<input checked="" type="checkbox"/>	Patio	NONE	Garage	# of cars																																																																																																																																																																																																																																								
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Doors	MIXED/AVERAGE	Other	NONE	Microwave	<input type="checkbox"/>	Heated	<input type="checkbox"/>	Pool	NONE	Carport																																																																																																																																																																																																																																									
		Condition	N/A	Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>			Driveway	2																																																																																																																																																																																																																																								

Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 2838

ESTIMATED SITE VALUE		= \$	45,000	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): THE COST APPROACH WAS NOT DEVELOPED DUE TO THE AGE OF THE DWELLING. CITY RECORDS INDICATE THE DWELLING WAS BUILT IN 1924. THE ESTIMATED REMAINING ECONOMIC LIFE IS 45+ YEARS. SEE ATTACHED FLOOR PLAN. 2,503 SQUARE FEET = TOTAL LIVING AREA
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:				
Dwelling	2,503 Sq. Ft. @ \$	= \$		
	1,251 Sq. Ft. @ \$	= \$		
Garage/Carport	Sq. Ft. @ \$	= \$		
Total Estimated Cost New			= \$	
Less	Physical	Functional	External	
Depreciation			= \$	
Depreciated Value of Improvements			= \$	
"As-is" Value of Site Improvements			= \$	
INDICATED VALUE BY COST APPROACH			= \$ 45,000	

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	1083-1085 SUMNER AVENUE SPRINGFIELD, MA	872-874 BELMONT AVENUE SPRINGFIELD, MA	20 POWELL AVENUE SPRINGFIELD, MA	57-59 ELOISE STREET SPRINGFIELD, MA
Proximity to Subject		1 MILE WEST	2 MILES EAST	1 MILES SOUTH
Sales Price	\$ N/A	\$ 190,000	\$ 180,000	\$ 172,000
Price/Gross Living Area	\$ 75.28	\$ 66.67	\$ 74.39	
Data and/or Verification Source	INSPECTION PUBLIC RECORDS	MLS PUBLIC RECORDS	MLS PUBLIC RECORDS	MLS PUBLIC RECORDS
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-)\$ Adjust.	DESCRIPTION + (-)\$ Adjust.	DESCRIPTION + (-)\$ Adjust.
Sales or Financing Concessions		CONV. FINANCING NONE KNOWN	CONV. FINANCING NONE KNOWN	CONV. FINANCING NONE KNOWN
Date of Sale/Time		7/9/04 +2,800	7/29/04 +1,800	9/14/04
Location	AVERAGE/BUSY	AVERAGE/BUSY	AVERAGE	AVERAGE
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
Site	.11 ACRES	.16 ACRES	.11 ACRES	.11 ACRES
View	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Design and Appeal	2-FAM. COL./GOOD	2-FAM. COL./GOOD	2-FAM. COL./AVG. +5,000	2-FAM. COL./AVG. +5,000
Quality of Construction	AVERAGE/GOOD	AVERAGE/GOOD	AVERAGE +10,000	AVERAGE +10,000
Age	80 YEARS	80 YEARS	82 YEARS	82 YEARS
Condition	AVERAGE/GOOD	AVERAGE/GOOD	AVERAGE/GOOD	AVERAGE +5,000
Above Grade	Total : Bdrms : Baths	Total : Bdrms : Baths	Total : Bdrms : Baths	Total : Bdrms : Baths
Room Count	12 : 5 : 2	12 : 6 : 2	13 : 6 : 2	12 : 6 : 2
Gross Living Area	2,503 Sq. Ft.	2,524 Sq. Ft.	2,700 Sq. Ft.	2,312 Sq. Ft.
Basement & Finished	1,251 SF	FULL	FULL	FULL
Rooms Below Grade	1 ROOM	1 ROOM	UNFINISHED +1,500	UNFINISHED +1,500
Functional Utility	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Heating/Cooling	STEAM/NONE	GAS/NONE	STEAM/NONE	STEAM/NONE
Energy Efficient Items	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Garage/Carport	2-CAR DET.	2-CAR DET.	2-CAR DET.	2-CAR DET.
Porch, Patio, Deck, Fireplace(s), etc.	PORCHES	PORCHES, DECK	PORCHES	PORCHES
Fence, Pool, etc.	FENCE	FENCE	FENCE	FENCE
Net Adj. (total)		800	13,300	19,500
Adjusted Sales Price of Comparable		\$ 190,800	\$ 193,300	\$ 191,500

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): THE SUBJECT PROPERTY CONFORMS TO THE MARKET AREA IN AGE, STYLE, SIZE AND QUALITY. COMPS 2 AND 3 ARE ADJUSTED FOR LOCATION ON LESS TRAVELLED RESIDENTIAL STREETS. COMPS 2 AND 3 ARE ADJUSTED FOR INFERIOR QUALITY AND APPEAL. TIME ADJUSTMENT .5% @ MONTH FOR MARKET APPRECIATION. GLA \$10 @ SF. COMP 2 HAD A FINISHED THIRD FLOOR COMBINED WITH THE SECOND FLOOR. MOST WEIGHT IS PLACED ON COMPS 1 AND 2.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	N/A PUBLIC RECORDS MLS	N/A PUBLIC RECORDS MLS	N/A PUBLIC RECORDS MLS	N/A PUBLIC RECORDS MLS

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: THE COMPARABLE SALES HAVE NOT RESOLD WITHIN THE PAST YEAR. THE SUBJECT PROPERTY HAS NOT RESOLD WITHIN THE PAST THREE YEARS AND IS NOT CURRENTLY LISTED FOR SALE.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 192,000
INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ 1,400 /Mo. x Gross Rent Multiplier 135 = \$ 189,000

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans & specifications.
Conditions of Appraisal: THIS REPORT IS INTENDED FOR USE ONLY BY JOANNA SANTANIELLO. THE REPORT WAS COMPLETED ON THE URAR FORM AT THE CLIENT'S REQUEST.

Final Reconciliation: MOST WEIGHT IS PLACED ON THE SALES COMPARISON ANALYSIS SINCE IT IS MOST INDICATIVE OF BUYER/SELLER ACTIONS IN THE MARKETPLACE. THE INCOME APPROACH WAS NOT FULLY DEVELOPED AT THE CLIENT'S REQUEST.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).
(WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF OCTOBER 21, 2004
(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 192,000

APPRAISER: Signature *Connie Begley* Name CONNIE BEGLEY Date Report Signed OCTOBER 25, 2004 State Certification # 352 State MA Or State License #
SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature _____ Name _____ Date Report Signed _____ State Certification # _____ State _____ Or State License # _____

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

Connie Begley Real Estate Appraisers

Borrower/Client JOANNA SANTANIELLO				
Property Address 1083-1085 SUMNER AVENUE				
City SPRINGFIELD	County HAMPDEN	State MA	Zip Code 01118	
Lender N/A				

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

☐ **PURPOSE & FUNCTION OF APPRAISAL**

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a Federally related transaction.

☐ **EXTENT OF APPRAISAL PROCESS**

- ☒ The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- ☒ The Reproduction Cost is based on NEW CONSTRUCTION IN MARKET supplemented by the appraiser's knowledge of the local market.
- ☒ Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- ☐ The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- ☒ The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- ☐ For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

☐ **SUBJECT PROPERTY OFFERING INFORMATION**

According to MLS

- ☒ has not been offered for sale in the past 30 days. _____ the subject property:
- ☐ is currently offered for sale for \$ _____
- ☐ was offered for sale within the past 30 days for \$ _____
- ☐ Offering information was considered in the final reconciliation of value.
- ☐ Offering information was not considered in the final reconciliation of value.
- ☐ Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

☐ **SALES HISTORY OF SUBJECT PROPERTY**

According to PUBLIC RECORDS

- ☒ has not transferred in the past twelve months. _____ the subject property:
- ☐ has transferred in the past twelve months.
- ☐ All prior sales which have occurred in the past twelve months are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

☐ **FEMA FLOOD HAZARD DATA**

- ☒ Subject property is not located in a FEMA Special Flood Hazard Area.
- ☐ Subject property is located in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Panel #	Map Date	Name of Community
C	2501500008B	6/17/91	CITY OF SPRINGFIELD

- ☐ The community does not participate in the National Flood Insurance Program.
- ☒ The community does participate in the National Flood Insurance Program.
- ☒ It is covered by a regular program.
- ☐ It is covered by an emergency program.

☐ **CURRENT SALES CONTRACT**

- ☒ The subject property is currently not under contract.
- ☐ The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.
- ☐ The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller

- ☐ The contract indicated that personal property was not included in the sale.
- ☐ The contract indicated that personal property was included. It consisted of _____ Estimated contributory value is \$ _____
- ☐ Personal property was not included in the final value estimate.
- ☐ Personal property was included in the final value estimate.
- ☐ The contract indicated no financing concessions or other incentives.
- ☐ The contract indicated the following concessions or incentives: _____
- ☐ If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

☐ **MARKET OVERVIEW**

Include an explanation of current market conditions and trends.

THREE months is considered a reasonable marketing period for the subject property based on MLS DATA AND MARKET CONDITIONS.

☐ **ADDITIONAL CERTIFICATION**

The Appraiser certifies and agrees that:

- (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
- (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

☐ **ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS**

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

☐ **ADDITIONAL COMMENTS**☐ **APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION**

Appraiser's Signature Connie Begley Effective Date OCTOBER 21, 2004 Date Prepared OCTOBER 25, 2004
Appraiser's Name (print) CONNIE BEGLEY Phone # ()
State MA ☐ License ☒ Certification # 352 Tax ID # _____

☐ **CO-SIGNING APPRAISER'S CERTIFICATION**

- ☐ The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.
- ☐ The co-signing appraiser has not personally inspected the interior of the subject property and:
- ☐ has not inspected the exterior of the subject property and all comparable sales listed in the report.
- ☐ has inspected the exterior of the subject property and all comparable sales listed in the report.
- ☐ The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.
- ☐ The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

☐ **CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION**

Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____
Co-Signing Appraiser's Name (print) _____ Phone # ()
State _____ ☐ License ☐ Certification # _____ Tax ID # _____

Subject Photo Page

Borrower/Client	N/A
Property Address	1083-1085 SUMNER AVENUE
City	SPRINGFIELD
County	HAMPDEN
State	MA
Zip Code	01118
Lender	JOANNA SANTANIELLO

Subject Front

1083-1085 SUMNER AVENUE
 Sales Price N/A
 GLA 2,503
 Total Rooms 12
 Total Bedrms 5
 Total Bathrms 2
 Location AVERAGE/BUSY
 View AVERAGE
 Site .11 ACRES
 Quality AVERAGE/GOOD
 Age 80 YEARS



Subject Rear



Subject Street



Comparable Photo Page

Borrower/Client	N/A
Property Address	1083-1085 SUMNER AVENUE
City	SPRINGFIELD
County	HAMPDEN
State	MA
Zip Code	01118
Lender	JOANNA SANTANIELLO



Comparable 1

872-874 BELMONT AVENUE
 Proximity 1 MILE WEST
 Sale Price 190,000
 GLA 2,524
 Total Rooms 12
 Total Bedrms 6
 Total Bathrms 2
 Location AVERAGE/BUSY
 View AVERAGE
 Site .16 ACRES
 Quality AVERAGE/GOOD
 Age 80 YEARS

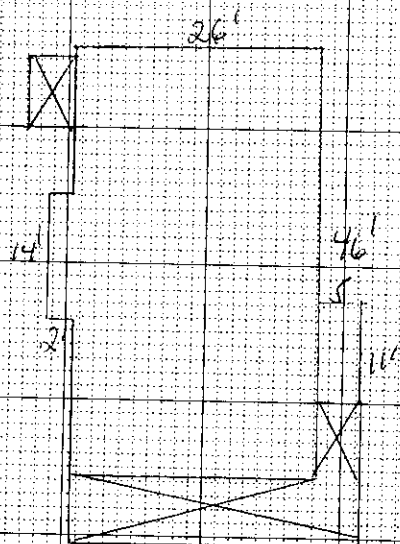
Comparable 2

20 POWELL AVENUE
 Proximity .2 MILES EAST
 Sale Price 180,000
 GLA 2,700
 Total Rooms 13
 Total Bedrms 6
 Total Bathrms 2
 Location AVERAGE
 View AVERAGE
 Site .11 ACRES
 Quality AVERAGE
 Age 82 YEARS

Comparable 3

57-59 ELOISE STREET
 Proximity .1 MILES SOUTH
 Sale Price 179,000
 GLA 2,312
 Total Rooms 12
 Total Bedrms 6

Borrower/Client	N/A				
Property Address	1083-1085 SUMNER AVENUE				
City	SPRINGFIELD	County	HAMPDEN	State	MA
Lender	JOANNA SANTANIELLO			Zip Code	01118



First Floor

$$\begin{aligned}
 26' \times 46' &= 1196 \\
 2' \times 14' &= 28 \\
 5' \times 11' &= 55 \\
 \hline
 &1279
 \end{aligned}$$

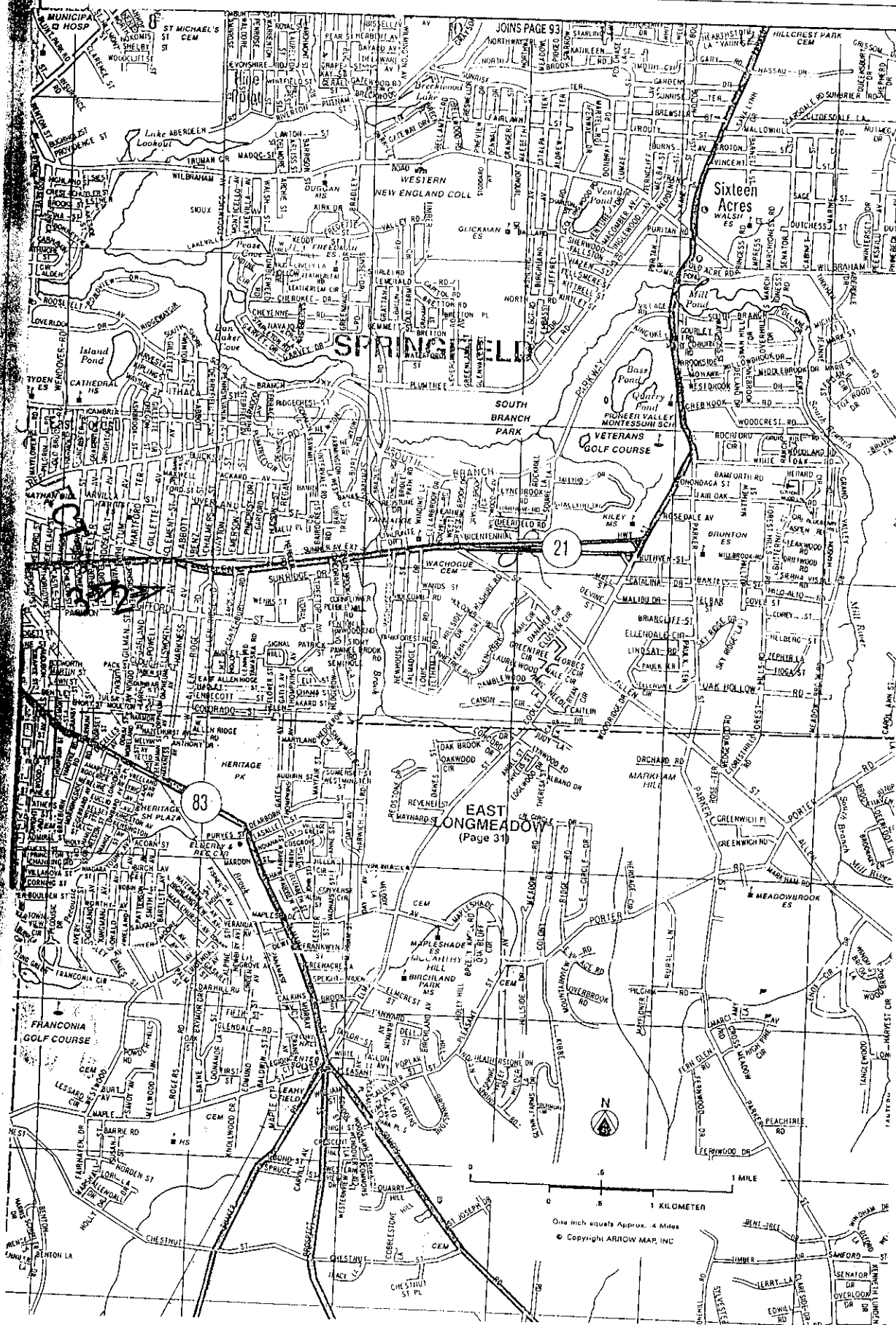
Second Floor

$$\begin{aligned}
 26' \times 46' &= 1196 \\
 2' \times 14' &= 28 \\
 \hline
 &1224
 \end{aligned}$$

GLA = 2,503 Square Feet

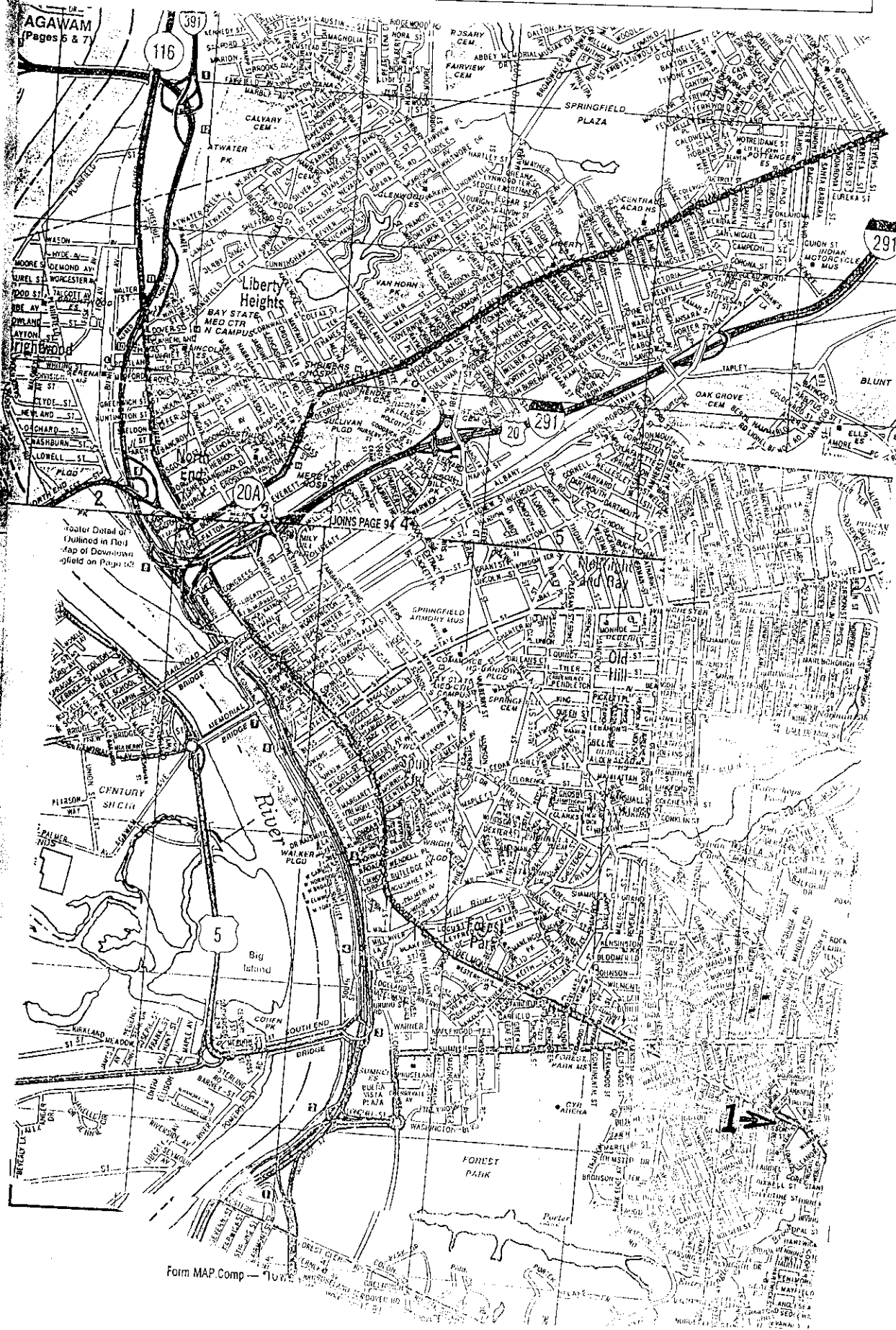
Comparable Sales Map

Borrower/Client	N/A
Property Address	1083-1085 SUMNER AVENUE
City	SPRINGFIELD
County	HAMPDEN
State	MA
Zip Code	01118
Lender	JOANNA SANTANIELLO



Comparable Sales Map

Borrower/Client N/A			
Property Address 1083-1085 SUMNER AVENUE			
City SPRINGFIELD	County HAMPDEN	State MA	Zip Code 01118
Lender JOANNA SANTANIELLO			



DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

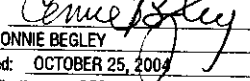
APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 1083-1085 SUMNER AVENUE, SPRINGFIELD, MA 01118

APPRAISER:

Signature: 
 Name: CONNIE BEGLEY
 Date Signed: OCTOBER 25, 2004
 State Certification #: 352
 or State License #:
 State: MA
 Expiration Date of Certification or License: 7/21/05

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

FROM : HANNA ELECTRIC INC

PHONE NO. : 860 698 6032

Oct. 24 2004 08:44PM P5

VOL 192 PAGE 032



SCHEDULE A (Description)

A certain piece or parcel of land with all the buildings thereon and appurtenances thereto situated in the Town of Somers, County of Tolland and State of Connecticut and being shown as Lot No. 2 on a map or plan entitled, "Subdivision Plan Hillside Estates Stafford Road Somers, CT Owner-Developer Thomas Pethigal 1322 Orchard Road Berlin, Ct. Palmberg & Russo Land Surveyors & Professional Engineers 15 Barber Pond Road Bloomfield, Connecticut Scale 1" = 100' Date 11-18-88 Sheet 1 of 13 Rev. 2-8-89 Rev 5-15-89 Rev 9-8-89 Rev 9-14-89" which map is on file in the office of the Somers town Clerk in Map Volume 30, page 1480 and being more particularly bounded and described as follows:

COMMENCING at a point located in the easterly street line of Mulberry Lane, which point marks the northwesterly corner of Lot No. 3, as shown on the aforementioned map, and the southwesterly corner of the herein described premises;

THENCE running along the arc of a curve in a northerly and easterly direction, having a radius of 285.00 feet, a distance of 396.93 feet to a point;

THENCE turning and running along the arc of a curve in an easterly direction, having a radius of 30.00 feet, a distance of 49.09 feet to a point, the last two (2) courses running along the easterly and southerly street line of Mulberry Lane;

THENCE turning and running S 21° 55' 47" E along Lot No. 1, as shown on said map, a distance of 314.16 feet to a point;

THENCE turning and running S 89° 08' 40" W along Lot No. 3, as shown on said map, a distance of 389.13 feet to the point and place of beginning.

The premises are known as 19 Mulberry Lane

FROM : HANNA ELECTRIC INC

PHONE NO. : 860 698 6032

Oct. 04 2004 08:43PM P2

A. SETTLEMENT STATEMENT:**B. Type of Loan:**1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv. Unins.
4. ☐ VA 5. ☐ Conv. Ins.

6. File Number

7. Loan Number

8. Mortgage Insurance Case Number

OMB Approved No. 2502-0265

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "p.o.c." were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BORROWER: Lawrence E. Hanna, Jr. and Gina J. Hanna
19 Mulberry Lane
Somers, CT, 06071

E. NAME AND ADDRESS OF SELLER:**F. NAME AND ADDRESS OF LENDER:**

National City Mortgage
60 Salem Street, Building A
Lynnfield, MA 01940

G. PROPERTY LOCATION:**H. SETTLEMENT AGENT:****PLACE OF SETTLEMENT:**

19 Mulberry Lane, CT 06071
O'Grady and Parks
362A Billings Rd, Somers, CT 06071

I. SETTLEMENT DATE:

June 7, 2004

J. SUMMARY OF BORROWER'S TRANSACTION**100. GROSS AMOUNT DUE FROM BORROWER:**

101. Contract sales price

102. Personal property

103. Settlement charges to borrower: (from line 1400)

104. Payoff Westbank

105.

ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:

106. City/town taxes to

107. County taxes to

108. Assessments to

109.

110.

111.

112.

120. GROSS AMOUNT DUE FROM BORROWER:

6,753.30

191,745.57

K. SUMMARY OF SELLER'S TRANSACTION**400. GROSS AMOUNT DUE TO SELLER:**

401. Contract sales price

402. Personal property

403.

404.

405.

ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:

406. City/town taxes to

407. County taxes to

408. Assessments to

409.

410.

411.

412.

420. GROSS AMOUNT DUE TO SELLER:**600. REDUCTIONS IN AMOUNT DUE TO SELLER:**

601. Excess deposit (see instructions)

602. Settlement charges to seller (line 1400)

603. Existing loan(s) taken subject to

604. Payoff of first mortgage loan

605. Payoff of second mortgage loan

606.

607.

608.

609.

ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:

610. City/town taxes to

611. County taxes to

612. Assessments to

613.

614.

615.

616.

617.

618.

619.

220. TOTAL PAID BY/FOR BORROWER:

290,000.00

300. CASH AT SETTLEMENT FROM/TO BORROWER:

301. Gross amount due from borrower (line 120)

302. Less amount paid by/borrower (line 220)

303. CASH (☐ FROM) (☒ TO) BORROWER:

198,498.87

290,000.00

91,501.13

520. TOTAL REDUCTIONS IN AMOUNT DUE SELLER:**600. CASH AT SETTLEMENT TO/FROM SELLER:**

601. Gross amount due to seller (line 420)

602. Less total reductions in amount due seller (line 520)

603. CASH (☐ TO) (☐ FROM) SELLER:

HUD-1 (3/1986) RESPA, HB 4306.2

**Advantage**

71 Hazard Avenue
Enfield, Connecticut 06082
Business (860) 749-0721
Fax (860) 749-5766
Toll Free (800) 229-0020

Re: Brokers Price Opinion: 19 Mulberry Lane, Somers, CT

Prepared for: Gina Hanna

Pursuant to your recent request, enclosed please find a market evaluation of: 19 Mulberry Lane, Somers, CT that reflects an estimate of the property's market value in today's single family residential market.

On Sunday the 24th of October, I visually inspected the property and found the property to be in overall very good condition. This visual inspection is not to be construed as a judgment as to the structural and mechanical condition of the property, nor do I make any representations with respect to the status of the property's title or the property's disposition in any other situation. This opinion is simply an objective market value opinion.

The estimated market value was arrived at by carefully considering the condition of comparable properties, the data of comparable properties as found in town records, the data available through the Realtor's ® Multiple Listing Service and consultation with licensed appraisers as well as other licensed Realtor's ®.

Presently, in this area we are experiencing a true seller's market in that interest rates are low and there are more buyers than homes for sale. Recent MLS sales data confirms that properties priced within their market value range are selling in approximately 60-90 days.

Any person licensed in the State of Connecticut as a real estate broker or salesperson may estimate the value of real estate as part of a market analysis performed for the purpose of a prospective listing or sale of real estate, provided the estimate is not referred to or construed as an appraisal. Therefore, the enclosed Brokers Price Opinion for your property is not an appraisal, for while I am a licensed Real Estate Broker, I am not licensed as an appraiser. The sole purpose of this market analysis is to assist you in deciding upon a reasonable, competitive listing price for your home.

It is my opinion that an appropriate listing price would be \$469,000.00 to \$479,900.00 with an expectation of a sales price in the range of \$465,900.00 to \$475,900.00.

Very truly yours,

Kraig Arvisais

Kraig Arvisais
Real Estate Broker
Licensed CT/MA

10/04/2004 14:16 4137488454

BANKNORTH MORT SPFLD

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☒ **CURRENT SALES CONTRACT**

☒ The subject property is currently not under contract. The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addendum section.

☐ The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Offer

☐ The contract indicated that personal property was not included in the sale. The contract indicated that personal property was included. It consisted of _____

☒ Personal property was not included in the final value estimate. Estimated contributory value is \$ _____

☐ Personal property was included in the final value estimate.

☐ The contract indicated no financing concessions or other incentives.

☐ The contract indicated the following concessions or incentives: _____

☐ If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

☒ **MARKET OVERVIEW** Includes an explanation of current market conditions and trends.

1-3 months is considered a reasonable marketing period for the subject property based on _____

☒ **ADDITIONAL CERTIFICATION**

The Appraiser certifies and agrees that:


- (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
- (2) That compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the achievement of a stipulated result, or the occurrence of a subsequent event.
- (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

☒ **ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS**

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

☐ **ADDITIONAL COMMENTS**

☒ **APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION**

Appraiser's Signature: 
 Appraiser's Name (Print): WILLIAM E. MINT JR. Effective Date: JUNE 20, 2004 Date Prepared: JUNE 20, 2004
 State: MA License: ☒ Certification #: MA LIC RE APPR 870851 Phone #: 617 732-1412
 Tax ID #: 04-348033

☒ **CO-SIGNING APPRAISER'S CERTIFICATION**


☐ The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.

☒ The co-signing appraiser has not personally inspected the interior of the subject property and has not inspected the exterior of the subject property and all comparable sales listed in the report.

☒ The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.

☐ The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addendum section of this appraisal.

☒ **CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION**

Co-Signing Appraiser's Signature: 
 Co-Signing Appraiser's Name (Print): JOHN A. DOWNING Effective Date: JUNE 20, 2004 Date Prepared: JUNE 20, 2004
 State: MA License: ☐ Certification #: CERT. RES. R.E. 84582 Phone #: 617 732-1412
 Tax ID #: 04-348033

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ADDENDUM

APPRAISAL DEVELOPMENT AND REPORTING PROCESS:

This is a summary appraisal report which is intended to comply with the reporting requirements set forth under standards rule 2-2b of the uniform standards of professional appraisal practice for a summary appraisal report. As such, it presents only summary discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analysis is retained in the appraiser's file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraiser is not responsible for unauthorized use of this report.

To develop the opinion of value, the appraiser performed a complete appraisal process, as defined by the uniform standards of professional appraisal practice. This means that no departures from standard 1 were invoked.

This appraisal is an opinion of value.

This appraisal is intended for use by our client and their assignees, for financing purposes only. No other use/users is intended by the appraisal.

This is a summary report of a complete appraisal.

The signatures used in this summary appraisal report are digitally rendered and assigned to this report after review by the appraiser and the supervisory appraiser. These digital signatures enable digital security features in our report and are intended for use as original signatures.

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1. PURPOSE/FUNCTION OF THE APPRAISAL

THE PURPOSE/FUNCTION OF THIS REPORT IS TO ESTIMATE THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF THE DATE OF INSPECTION FOR MORTGAGE LOAN PURPOSES.

2. SCOPE OF THE APPRAISAL

THE FOLLOWING STEPS WERE FOLLOWED IN ARRIVING AT THE FINAL ESTIMATE OF VALUE INDICATED IN THIS REPORT:

A. AFTER RECEIVING THE ASSIGNMENT, A PRELIMINARY SEARCH FOR ALL AVAILABLE RESOURCES WAS MADE TO DETERMINE MARKET TRENDS, INFLUENCES AND OTHER SIGNIFICANT FACTORS AFFECTING THE VALUE OF THE SUBJECT.

B. A PHYSICAL INSPECTION OF THE PROPERTY WAS PERFORMED. ALTHOUGH DUE DILIGENCE WAS EXERCISED, THE APPRAISER IS NOT AN EXPERT IN MATTERS PERTAINING TO STRUCTURAL INTEGRITY, GEOLOGY OR ENVIRONMENTAL HAZARDS. NO WARRANTY IS GIVEN PERTAINING TO THESE MATTERS. AS NEEDED, INSPECTIONS BY PROFESSIONALS MIGHT BE RECOMMENDED WITH THE FINAL VALUE ESTIMATE SUBJECT TO THESE REPORTS AND ANY SUBSEQUENT RECOMMENDATIONS AND/OR REQUIREMENTS.

C. A SECOND REVIEW OF THE DATA WAS THEN MADE WITH THE MOST RELEVANT FACTORS EXTRACTED AND CONSIDERED NECESSARY. CONTACT MADE WITH PARTIES TO THE TRANSACTION. MARKET FACTORS WERE WEIGHTED AND THEIR INFLUENCE ON THE VALUE OF THE SUBJECT CONSIDERED.

D. THE APPRAISAL REPORT WAS THEN COMPLETED IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES OF USPAP AND FIRREA.

3. INTENT OF THE APPRAISAL

THE INTENT OF THIS APPRAISAL IS TO ESTIMATE THE MARKET VALUE OF THE SUBJECT WHILE COMPLYING WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)

4. COMPETENCY OF THE APPRAISER

THE APPRAISER HAS THE APPROPRIATE KNOWLEDGE AND EXPERIENCE TO COMPETENTLY COMPLETE THIS REPORT.

5. PROHIBITED INFLUENCES

THIS APPRAISAL ASSIGNMENT WAS NOT BASED UPON A REQUESTED MINIMUM VALUATION, SPECIFIC VALUATION OR APPROVAL OF A LOAN. EMPLOYMENT OF THE APPRAISER WAS NOT CONDITIONED UPON THE APPRAISAL PRODUCING A SPECIFIC VALUE OR VALUE WITHIN A GIVEN RANGE. NEITHER EMPLOYMENT NOR COMPENSATION ARE BASED UPON APPROVAL OF ANY RELATED LOAN APPLICATION.

6. PERSONAL PROPERTY

ANY PERSONAL PROPERTY INVOLVED IN THE TRANSACTION HAS BEEN EXCLUDED FROM THE VALUATION OF THE REAL PROPERTY. SHOULD A TRANSACTION WHICH INCLUDES PERSONAL PROPERTY OF SUFFICIENT VALUE TO AFFECT THE MARKET VALUE OF THE REAL PROPERTY BE EVIDENT A SEPARATE ASSESSMENT OF THE PERSONAL PROPERTY OR INTANGIBLE ITEMS WILL BE INCLUDED.

7. THREE APPROACHES TO VALUE

I. THE APPRAISER HAS MADE REASONABLE EFFORT TO EMPLOY THE THREE RECOGNIZED APPROACHES TO VALUE. AS SINGLE FAMILY RESIDENCES ARE LESS COMMONLY PURCHASED FOR INVESTMENT PURPOSES, THE USE OF THE INCOME APPROACH FOR VALUATION OF THE SAME WILL ONLY BE USED:

A. AT THE REQUEST OF THE CLIENT, OR ON NON-OWNER OCCUPIED RESIDENCES.

B. WHEN SUFFICIENT MARKET EVIDENCE EXISTS IN A NEIGHBORHOOD TO INDICATE THAT RENTAL PROPERTIES OR INVESTOR PURCHASES ARE COMMON AND MEASURABLE AND THE ANALYSIS OF SAME CONTRIBUTES TO THE APPRAISAL PROCESS.

II. FOR INCOME PRODUCING PROPERTIES, ACTUAL RENTS, VACANCIES AND EXPENSES HAVE BEEN REPORTED AND ANALYZED. THEY HAVE BEEN USED TO PROJECT FUTURE RENTS, VACANCIES AND EXPENSES.

THE INCOME APPROACH IS GENERALLY CONSIDERED TO BE LESS INDICATIVE AND RELIABLE THAN THE COST OR MARKET APPROACH, DUE TO LACK OF SUFFICIENT, SUPPORTABLE INFORMATION.

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ZONING BYLAWS FOR THE TOWN OF EAST LONGMEADOW

3.4 EXISTING BUILDINGS, STRUCTURES AND USES

This Bylaw shall not apply to buildings or structures, nor to the existing use of any buildings or structures, or of land, lawfully in existence or lawfully begun prior to the adoption of this Bylaw, or to a building or special permit issued before the first publication of notice of the public hearing on such ordinance or Bylaw required by Section Five of Massachusetts General Laws, Chapter 40A, but shall apply to any change or substantial extension of such use, to a building or special permit issued after the first notice of said public hearing, to any reconstruction, extension or structural change of such structure and to any alteration of a structure begun after the first notice of said public hearing to provide for its use for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent except where alteration, reconstruction, extension or structural change in a single or two family residential structure does not increase the non-conforming nature of the said structure.

3.5 NON-CONFORMING STRUCTURES AND USES

A building, structure or land which at the time of enactment of this zoning by-law revision is being put to a legal non-conforming use may be:

3.51 Continued in that use, except as provided in section 3.4.

3.52 Altered or enlarged in that use, but only after the granting of a special permit therefor by the Special Permit Granting Authority upon the determination said Special Permit Granting Authority that such change, alteration, or enlargement shall not be substantially more detrimental to the neighborhood than the existing non-conforming use.

Construction or operations under a building or special permit shall conform to any subsequent amendment of the Zoning Bylaw, unless the use or construction is commenced within a period of six (6) months after the issuance of the permit and in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.

3.53 Change to a use deemed less detrimental by the SPGA, provided that when so changed, it shall not be returned to its former use.

3.54 When a building in which there is a non-conforming use is damaged or destroyed by fire, collapse, explosion, or other casualty, it may be reconstructed, repaired, or rebuilt only to its previous floor area and cubic content, provided such reconstruction or rebuilding is commenced within six (6) months of such damage or destruction and provided the non-conforming use is continued.

3.55 When a non-conforming use is discontinued, as evidenced by lack of use or vacancy for a continuous period of twenty-four (24) months, (or by the substitution of a less detrimental use), or changed to a conforming use, such non-conforming use shall not thereafter be re-established, and all future uses shall be in conformity with the provisions of this Bylaw.

GODWIN APPRAISAL GROUP

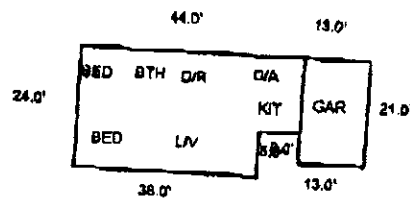
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Building Sketch (Page - 1)

BANKNORTH MORT SPFLD		COUNTY HAMPSHIRE		Sect. 11A		Zoning 01000-1220	
PROPERTY ADDRESS 98 MEADOW RD		CITY EAST LONGMEADOW					
Lender BANKNORTH MORTGAGE GROUP							



SKETCH CALCULATIONS			
	A1	A1 : 44.0 x 38.0 =	680.0
	A2	A2 : 38.0 x 3.0 =	324.0
First Floor			684.0
Total Living Area			684.0
	A3	A3 : 13.0 x 21.0 =	273.0
	Attached Garage		273.0

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DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of the title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of location or low in a market area. These costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparison to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession; but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINUITY AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantee, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and the appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/other specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage lender; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia, except that the lender/other may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, surveys, or other media.

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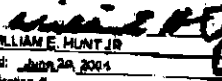
APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in this appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and existing conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not know, either partially or completely, any analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the property in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the statement of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also considered about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.


SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 32 SEADOW RD, EAST LONGMEADOW, MA 01028-1330

APPRAISER:

Signature: 
 Name: WILLIAM E. HUNT JR.
 Date Signed: JUN 29, 2004
 State Certification #:
 or State License #: MA LIC RE APPR 47661
 State: MA
 Expiration Date of Certification or License: 04/07/07

SUPERVISORY APPRAISER (only if required):

Signature: 
 Name: JOHN A. GORDIN III
 Date Signed: JUN 29, 2004
 State Certification #: CERT. REG. R.E. #6582
 or State License #:
 State: MA
 Expiration Date of Certification or License: 08/05/08

☐ Did ☒ Did Not Inspect Property

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Subject Photos			
Owner	SILVANO, PETER		
Property Address	90 MEADOW RD		
City	EAST LONGMEADOW	County	HAMPDEN
Lender	BANKNORTH MORTGAGE GROUP	State	MA
		Zip Code	01026-1336



Subject Front
90 MEADOW RD



Subject Rear



Subject Street

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Comparable Photo Page

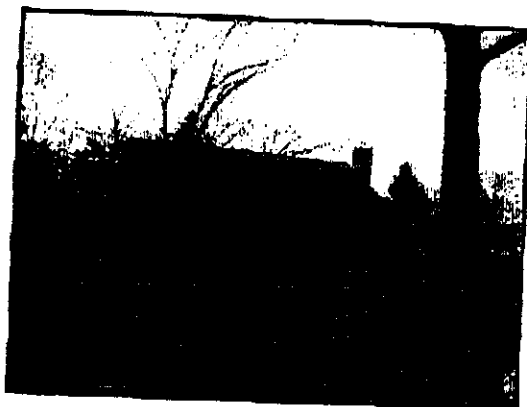
Agent/Den: SILVANO, PETER	
Property Address: 88 MEADOW RD	
City: EAST LONGMEADOW	
County: HAMDEN	
State: MA	
Zip: 01026-1308	
Lender: BANKNORTH MORTGAGE GROUP	



Comparable 1
124 MEADOW RD



Comparable 2
220 CHESTNUT ST



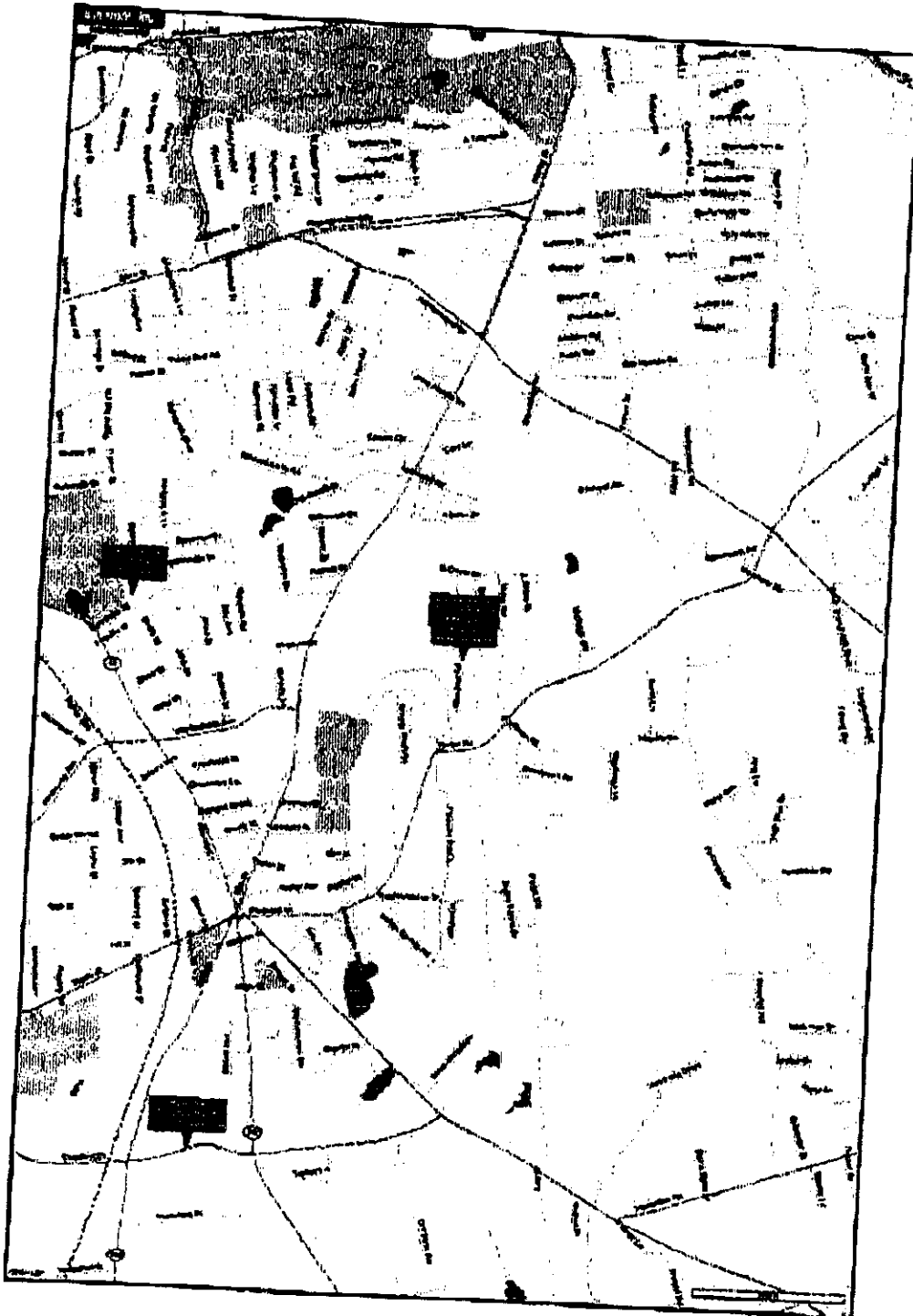
Comparable 3
34 GATES AVE

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Location Map			
ADDRESS	SILVANO, PETER		
PROPERTY ADDRESS	88 MEADOW RD		
CITY	EAST LONGMEADOW		
COUNTY	CHESHIRE	STATE	MA
LOCAL	BANKNORTH MORTGAGE GROUP	BLK DATA	01000-1330



Form MAP.LDC - "TOTAL for Windows" appraisal software by a la mode, Inc. - 1-800-ALAMODE

